

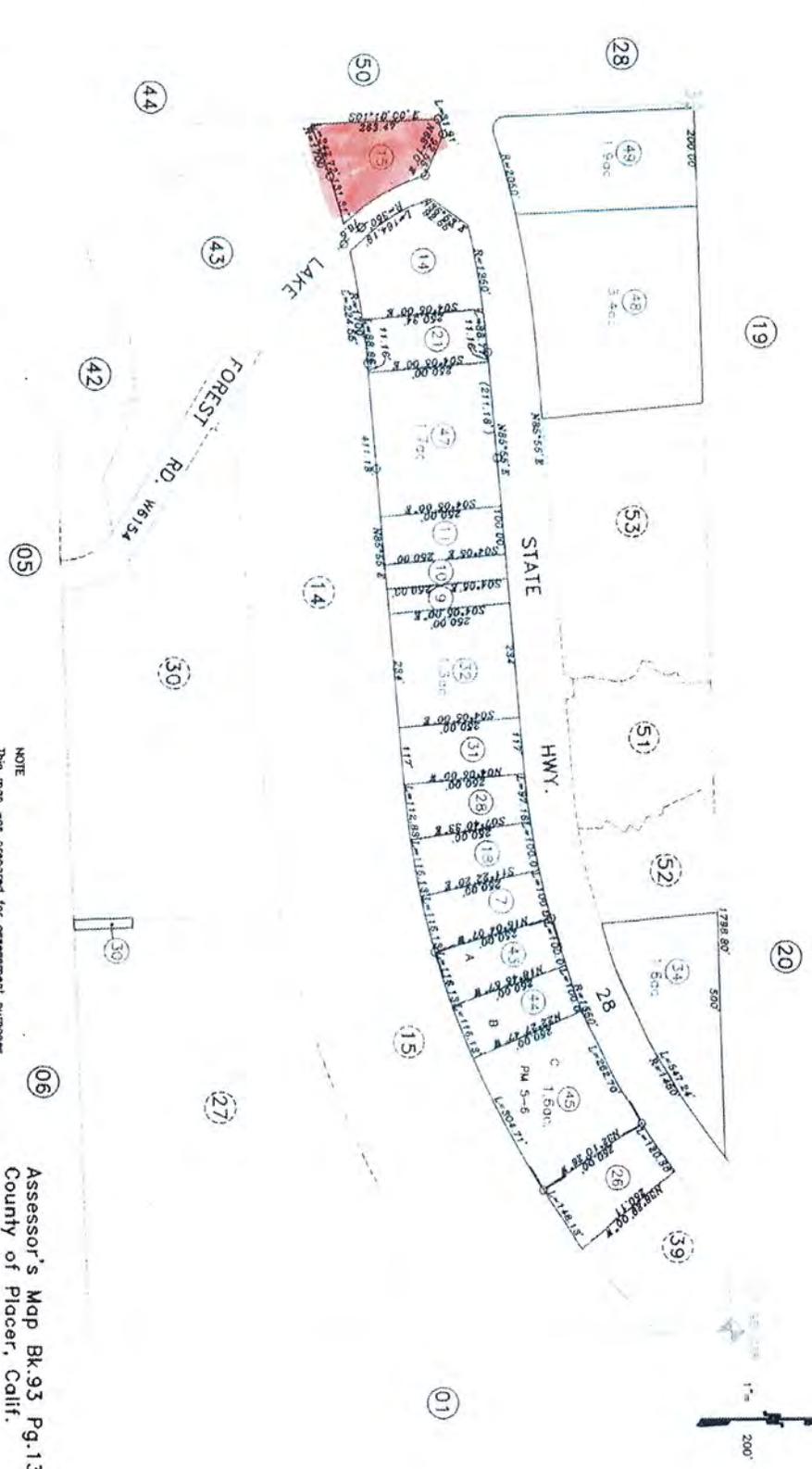
Appendix F

Comment Letter 69 Attachment

Attachment #1

POR. S.E. 1/4 SEC. 32, T.16N., R.17E., M.D.B. & M.
Parcel M.O.R. Bk. 5, Pg. 6

93-13



05-25-2008 SXS
Page redrawn for Basemap information.

NOTE
All distances on curved lines are chord measurements.

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.93 Pg.13
County of Placer, Calif.

Attachment # 2

Placer County Assessor

Information as of Lien Date

January 1st 2016

 [View Maps](#)

Property Information

Assessor ID Number	093-130-015-000
Tax Rate Area (TRA)	091003
Last Recording Date	6/7/2012
Assessee	O'GARA VICKI B TR
Property Type	OFFICE GENERAL
Acres	0.00
Asmt Description	FR SEC 32 16 17
Asmt Status	ACTIVE

Real Estate

Land	419110
Structure	5304
Fixtures	0
Growing	0
Total Land and Improvements	424414
Manufactured Home	0
Personal Property	0
Homeowners Exemption	0
Other Exemption	0
Net Assessment	424414

Ownership

O'GARA VICKI B	0.000000%
LAKE FOREST TRUST	100.000000%

Building Description

Building Seq. Number	1
Building Code	1
Number Of Units	
Building Square Footage	192
Garage Square Footage	0.00
Unfinished Square Footage	
Year Built	1958
Bedrooms	0
Full Baths	0
Half Baths	0
Fireplaces	
Pools	

Attachment #3





Tahoe City Public Utility District
 (530) 580-6277 Fax: (530) 583-1475
 PO Box 5249, Tahoe City, CA 96146
 www.tcpud.org

CUSTOMER MESSAGE

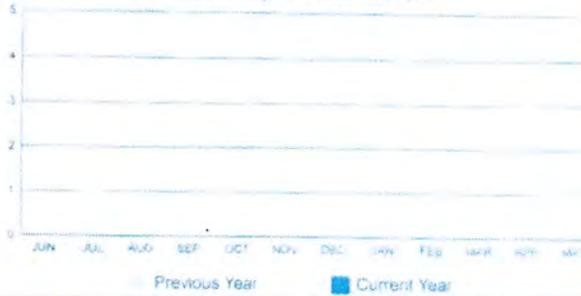
Water consumption is billed in arrears. Water and Sewer flat rates are for the current billing month. Payments received after May 27th are not reflected on this bill. Next Planned Meter Read Date: June 23rd.

ONLINE BILL PAY NOW AVAILABLE. Register at tcpud.org. No additional fees for this service.

State Mandated Water Conservation still in effect. TCPUD guidelines enclosed and visit conservation.tcpud.org

WATER USAGE HISTORY

Your Water Usage In 1,000 Gallons



Read Period 04/22/2016 To 05/24/2016

Meter Serial #	Previous Read	Current Read	Current Month Usage	Prev Year Usage
05005706	205372	205372	0	0

WATER USAGE COMPARISON

Usage History	No. Days	Gallons	Average Use Per Day
This Month	32	0	0.0
Last Month	30	0	0.0
Last Year	32	0	0.0

ACCOUNT INFORMATION

Customer #	005893-000
Service Address:	2980 NO LAKE BLVD
Assessor's Parcel Number(APN)	093-130-015-000
Billing Period:	6/1/2016 - 6/30/2016
Billing Date:	6/1/2016
Due Date:	6/30/2016
Amount Due	\$ 133.03

ACCOUNT SUMMARY

Previous Balance	\$ 133.03
Payment Received - Thank you	\$ -133.03
Balance Forward	\$ 0.00

Current Water Charges

Water Service Description	Quantity	
METER - 0.75 - COMMERCIAL	1	\$ 75.25
Range (Gallons)	Gallons used	Cost per Gallons
Tier 1 0 - 8000	0	\$ 0.00581
Tier 2 8001 - 20000	0	\$ 0.00586
Total Water Charges		\$ 75.25

Current Sewer Charges

Sewer Service Description	Quantity	
5 SEWER UNITS (1-10 FIXTURES)	1	\$ 19.37
COMM NON-REST <1,000 SQFT	1	\$ 38.41
Total Sewer Charges		\$ 57.78

Additional Charges

Additional Charges Description	Quantity	
Total Additional Charges		\$ 0.00

Total Current Charges	\$ 133.03
AMOUNT DUE	\$ 133.03

Ypa. Gladys #168

Attachment # 7

13 pages



Tahoe-Truckee Sanitation Agency
 13720 Butterfield Dr.
 Truckee, CA 96161
 (530) 587-2525
 (530) 587-5840 fax
 www.ttsa.net

Billing Statement

Billing Date	07/01/2016
Account Number	P93-130-15-00
Balance Due	\$78.48
Due Date	07/31/2016

TTS0630A ALL FOR AADC 520
 7000025032 00.0097.0049 24219/1



OGARA VICKI
 PO BOX 1633
 CARLSBAD CA 92018-1633

Account information

Account Information:

Account Number: P93-130-15-00
 Service Address: 2980 N LAKE BLVD
 Billing Codes: *** B 4
 Billing Date: 07/01/2016
 Due Date: 07/31/2016
 Billing Period: 07/01/2016-12/31/2016

***See Reverse for Billing Codes

Account Balance:

Previous Balance:
 Current Charge: \$78.48
 Delinquency Charge:
 Other Charge:
Total Amount Due: \$78.48

Handwritten note: Paid 7/15/16
 7/15/16

Fees not paid by the due date listed above are delinquent and are subject to a penalty of 10% and an additional penalty at the rate of 1.5% per month, pursuant to the Health and Safety Code, Section 5473.10.

Fees not paid within 90 days of the billing date shall constitute a lien against the parcel on which the charge was imposed.

This bill is for the maintenance and operation of the T-TSA regional sewage treatment plant in Truckee, CA that treats and disposes of sewage delivered to it by the Tahoe City PUD, North Tahoe PUD, Squaw Valley PSD, Alpine Springs CWD and the Truckee Sanitary District. This bill is in ADDITION TO any charges imposed for sewage collection systems operated by the listed districts.

Please note that this bill is NOT for garbage service. For questions regarding your garbage service, please contact the Tahoe Truckee Sierra Disposal Company at (530) 583-0148.

Special Message:

*****ON-LINE PAYMENT OPTIONS*****
 Please visit our website at www.ttsa.net to make a one-time payment or set up AutoPay
 T-TSA accepts Visa, Mastercard, Discover, and E-Check.
 No internet access? Call our toll free number (855)385-4834 to make a payment by phone

RATES & OTHER INFORMATION

Rates schedules, rules and regulation are available upon request

***Explanation of T-TSA Billing Codes

RESIDENTIAL BILLING CODES

R Residential unit

COMMERCIAL BILLING CODES

A Beauty Shop Service Chair
B Business Fixture Unit
C Church Seat
F Restaurant Seat, Inside
G Grocery Fixture Unit
H Barber Shop Service Chair
J Car Wash Bay (recycled water)
K Campsite with Sewer
L Laundry (10lb Machine)
M Motel without kitchen
N Motel with kitchen
P Swimming pool & jacuzzi
Q Campsite without Sewer
S Other, as determined
T Theatre seat
W School per student K-5
X School per student 6-8
Y School per student 9 + up
Z Restaurant Seat, Outside



TAHOE-TRUCKEE SANITATION AGENCY

A Public Agency
13720 Butterfield Drive
TRUCKEE, CALIFORNIA 96161
(530) 587-2525 • FAX (530) 587-5840

Directors
O.R. Butterfield
Dale Cox
Erik Henriksen
S. Lane Lewis
Jon Northrop
General Manager
LaRue Graffm

August 31, 2015

Notice to all non-residential customers:

The Tahoe-Truckee Sanitation Agency (T-TSA) is the regional sewage treatment facility located in Truckee, CA. T-TSA treats and disposes of sewage delivered to us by several member districts. T-TSA as part of its pretreatment program is conducting a survey of non-domestic sanitary sewer users. This survey is necessary to identify and characterize the nature and quantity of pollutants entering the sanitary sewer system from non-domestic wastewater sources and to determine whether a pretreatment permit may be required for your facility. **You have received this survey because you have been identified in T-TSA's system as a non-residential customer.** Please take the time to complete the survey questionnaire and send it back to T-TSA in the return envelope provided by **September 30, 2015**. Please note that the questionnaire must be reviewed and signed by a representative of your facility.

Please call Tom Rinne at (530) 587-2525 for further clarification or submit questions in writing to questionnaire@ttsa.net and we will make every effort to answer your questions promptly. When calling or when submitting questions, please provide the assessor's parcel number (APN) referenced on your survey questionnaire.

Thank you in advance for your cooperation!

TTSA

Transaction

Parcel Number 1 931301500
Name OGARA VICKI
Description 2980 N LAKE BLVD
Billing Balance

\$.00

Transaction History

Date	Batch	Type	Amount
07/11/2016	22	Payment	\$78.48-
06/30/2016		Charge	\$78.48
01/15/2016	374	Payment	\$78.48-
12/30/2015		Charge	\$78.48
07/13/2015	31	Payment	\$78.48-
06/30/2015		Charge	\$78.48
01/20/2015	408	Payment	\$78.48-
12/31/2014		Charge	\$78.48
07/22/2014	168	Payment	\$78.48-
07/01/2014		Charge	\$78.48
01/17/2014	480	Payment	\$78.48-
12/30/2013		Charge	\$78.48
07/16/2013	103	Payment	\$78.48-
06/28/2013		Charge	\$78.48
			More...

F9=Toggle

TTSA

Transaction

Parcel Number 1 931301500
Name OGARA VICKI
Description 2980 N LAKE BLVD
Billing Balance

\$.00

Transaction History

Date	Batch	Type	Amount
03/06/2013	606	Payment	\$78.48-
12/28/2012		Charge	\$78.48

Bottom



TAHOE-TRUCKEE SANITATION AGENCY
 13720 Joerger Drive, Truckee, CA 96161 • 530/587-2525

T-TSA FIELD INSPECTION

Name of Owner Bertagnoli
 APN# 93-130-15-00 Address 2980 N. Lake Blvd
 District TCPUD

34 TYPE OF CONNECTION AND FACTOR RATING

DESCRIPTION OF PLUMBING FIXTURE COUNT

Residential _____ # of Living Units
 Motel w/o Kitchen _____ # of Living Units
 Motel w/Kitchen _____ # of Living Units
 Campsite w/Sewer _____ # of Sites
 Campsite w/o Sewer _____ # of Sites
 Restaurant & Bar _____ # of Seats _____ # of Seasonal Seats
 Snack Bar _____ # of Plumbing Fixture Units
 Laundries _____ # of 10# Machines _____ # of 10#-50# Machines
 Theaters _____ # of Seats
 Service Stations _____ # of Service Bays and _____ # of Fixture Units
 Barber Shops _____ # of Service Chairs
 Market _____ # of Market Plumbing Fixture Units
 Churches _____ # of Seats
 Beauty Shops _____ # of Service Chairs
 Other Business _____ # of Plumbing Fixture Units
 Other _____ As May Be Determined

	QTY	UNITS EACH	UNITS TOTAL
Bathub (P)			
Bathub (D)			
Dental Unit			
Drinking Fountain (P)			
Drinking Fountain (D)			
Floor Drains (P)			
Floor Drains (D)			
Laundry Tub/Clotheswasher (P)			
Laundry Tub/Clotheswasher (D)			
Shower (P)			
Shower (D)			
Sink (Bar) (P)			
Sink (Bar) (D)			
Kitchen Sink/Dishwasher (P)			
Kitchen Sink/Dishwasher (D)			
Urinal (P)			
Urinal (D)			
Toilet (P)			
Toilet (D)	1	3	3
Hot Tub (P)			
Hot Tub (D)			
Lavatory (P)			
Lavatory (D)	1	1	1
Other (P)			
Other (D)			

TTSA factor rating may be adjusted as a result of this field inspection. These adjustments may result in additional connection charges due TTSA and additional semi-annual service charges due TTSA.

Sinda Cobley Date 11/14/08
 Signature of Authorized TTSA Representative

(P) = Public
 (D) = Private
TOTAL 4
 Signature of Owner or Agent _____
 Date _____
 Representative Capacity of Agent _____

COMMENTS: 1 toilet, 1 lav

CONNECTION FEE CALCULATION

Residential _____ x \$ _____ = \$ _____
 Motel w/o Kitchen _____ x \$ _____ = \$ _____
 Motel w/Kitchen _____ x \$ _____ = \$ _____
 Seat Count _____ x \$ _____ = \$ _____
 Fixture Units _____ x \$ _____ = \$ _____
 Other _____ x \$ _____ = \$ _____
TOTAL DUE: \$ _____



TAHOE-TRUCKEE SANITATION AGENCY
 13720 Joerger Drive, Truckee, CA 96161 • 530/587-2525

T-TSA FIELD INSPECTION

Name of Owner Bertagnoli
 APN# P 93-130-15-00 Address 2980 N. Lake Blvd.
 District TCPUD

BT4

TYPE OF CONNECTION AND FACTOR RATING

Residential _____ # of Living Units
 Motel w/o Kitchen _____ # of Living Units
 Motel w/Kitchen _____ # of Living Units
 Campsite w/Sewer _____ # of Sites
 Campsite w/o Sewer _____ # of Sites
 Restaurant & Bar _____ # of Seats _____ # of Seasonal Seats
 Snack Bar _____ # of Plumbing Fixture Units
 Laundries _____ # of 10# Machines _____ # of 10#-50# Machines
 Theaters _____ # of Seats
 Service Stations _____ # of Service Bays and _____ # of Fixture Units
 Barber Shops _____ # of Service Chairs
 Market _____ # of Market Plumbing Fixture Units
 Churches _____ # of Seats
 Beauty Shops _____ # of Service Chairs
 Other Business 4 # of Plumbing Fixture Units
 Other _____ As May Be Determined

TTSA factor rating may be adjusted as a result of this field inspection. These adjustments may result in additional connection charges due TTSA and additional semi-annual service charges due TTSA.

Emily Whitfield Date 4/5/04
 Signature of Authorized TTSA Representative

DESCRIPTION OF PLUMBING FIXTURE COUNT

	QTY	UNITS EACH	UNITS TOTAL
Bathtub (P)			
Bathtub (D)			
Dental Unit			
Drinking Fountain (P)			
Drinking Fountain (D)			
Floor Drains (P)			
Floor Drains (D)			
Laundry Tub/Clotheswasher (P)			
Laundry Tub/Clotheswasher (D)			
Shower (P)			
Shower (D)			
Sink (Bar) (P)			
Sink (Bar) (D)			
Kitchen Sink/Dishwasher (P)			
Kitchen Sink/Dishwasher (D)			
Urinal (P)			
Urinal (D)			
Toilet (P)			
Toilet (D)	1	3	3
Hot Tub (P)			
Hot Tub (D)			
Lavatory (P)			
Lavatory (D)	1	1	1
Other (P)			
Other (D)			

(P) = Public
 (D) = Private **TOTAL 4**

Signature of Owner or Agent _____
 Date _____
 Representative Capacity of Agent _____

COMMENTS:

1 3.5 gpf toilet
1 lav

CONNECTION FEE CALCULATION

Residential _____ x \$ _____ = \$ _____
 Motel w/o Kitchen _____ x \$ _____ = \$ _____
 Motel w/Kitchen _____ x \$ _____ = \$ _____
 Seat Count _____ x \$ _____ = \$ _____
 Fixture Units _____ x \$ _____ = \$ _____
 Other _____ x \$ _____ = \$ _____

TOTAL DUE: \$ _____



TAHOE-TRUCKEE SANITATION AGENCY

A Public Agency
13720 Joerger Drive
TRUCKEE, CALIFORNIA 96161
(530) 587-2525 • FAX (530) 587-5840

Directors
O.R. Butterfield
Dale Cox
Erik Henrikson
S. Lane Lewis
Wendell Ulberg
General Manager
Craig F. Woods

October 9, 2001

Ettore Bertagnolli
PO Box 3
Clayton, Ca. 94517

RE: P 93-130-15-00 2980 N Lake Blvd

Dear Mr. Bertagnolli:

T-TSA has been advised by the Tahoe City PUD that they have performed an inspection on the above-referenced account and that they counted the following factors:

- 1 toilet = three (3) business fixture units
- 1 lavatory = one (1) business fixture unit
- Total – four (4) business fixture units

Connection fees have been paid to T-TSA for four (4) business fixture units.

User fees are now owing to T-TSA for these factors effective October 1, 2001. These fees equal \$23.04. Enclosed you will find a bill for this amount.

Please be advised that if any changes are made in these billing factors you must contact the Tahoe Truckee Sanitation Agency and the Tahoe City PUD.

If you have any further questions, please do not hesitate to contact our office.

Sincerely,

Linda Coberly
Billing Department
lcdth
cc: Tahoe City PUD



TAHOE-TRUCKEE SANITATION AGENCY
 13720 Joerger Drive • Truckee, CA 96161 (916) 587-2525

14433

SEWER CONNECTION APPLICATION RECEIPT

OWNER

Date 08/30/95

Name Ettoire & Geraldine Bertagnolli
 Mailing Address P O Box 1321
Tahoe City CA 96145

Member District 2 Application # _____
 APN# P 93-130-15-00 County Placer

APPLICANT

Name Same
 Mailing Address _____

PROPERTY LOCATION

Street 2980 North Lake Blvd

TYPE OF CONNECTION

Residential: Single Multiple _____

Total Number of Units _____

Commercial: Factor Rating B-4

New X Existing _____

Expected date of sewer use _____

Connection Fee Received: \$ 900.00

Received By Accounting

Date 09/19/95

Ratings made from submitted plans will be later field inspected and may be adjusted as a result of this field inspection.

Rules and Regulations and Ordinances of Agency pertaining to the use of T-TSA sewerage system and the charges established for its use shall apply and owner/applicant agrees to be bound thereby, now and in the future. The charges set forth in this document by agent or employee on behalf of T-TSA are subject to adjustment after review by T-TSA staff.

The Agency and its representatives shall be kept free and harmless from any claim or claims whatsoever arising from connection to Agency sewer system.

Any changes in the use of the property, number of plumbing fixtures or other billing factors subsequent to issuance of this receipt which result in higher factor rating will result in the assessment of additional connection charges and service charges on the property. Any changes which result in lower usage of the system may result in lower service charges on the property. It is the responsibility of the property owner to notify T-TSA of any such changes. T-TSA has the right to periodically inspect the property in order to establish the property factor rating for the property. Commercial properties are generally inspected on an annual basis.

Signature of Owner: _____

Date _____
 Signature of Authorized T-TSA Representative:

Jordan Coburn
 Date 9/19/95

Signature of Applicant/Agent: _____

Date _____
 Representative Capacity of Agent: _____

T-TSA CONNECTION CHARGES ARE NON-REFUNDABLE CHARGES UNLESS SEWER PERMIT IS CANCELLED PRIOR TO CONNECTION. T-TSA CONNECTIONS MAY NOT BE TRANSFERRED TO ANOTHER PARCEL.

For Office Use Only: Acctg. \$ _____
 By _____ Date _____

Billing: Factor B-4
 Action A S Y
 By DJ Date 9.29.95

Handwritten initials

TAHOE-TRUCKEE SANITATION AGENCY

SEWER USE QUESTIONNAIRE

STREET ADDRESS 2980 N Lake Blvd PHONE _____

IS THIS PROPERTY CONNECTED TO A PUBLIC SEWER SYSTEM? Yes No

SUBJECT PROPERTY ASSESSOR PARCEL NUMBER

Parcel # 93-130-15



B-4

RESIDENTIAL

SINGLE FAMILY

Occupancy Full Time Part Time % _____
Bedrooms 1 2 3 4 5
Bathrooms 1/2 1 2 3 4 _____
Dishwasher Yes No
Clothes Washer Yes No
Disposal Yes No
Is this residence water supply metered? Yes No
Are your toilets and showers equipped with water saving devices?
 Yes No
Other water use _____

MULTI FAMILY

Number of Units 2 3 4 5 _____
Occupancy Full Time Part Time % _____
Total Bedrooms _____ Total Bathrooms _____
Total Dishwashers _____
Total Clothes Washers _____
Total Disposals _____
Is this facility's water supply metered? Yes No
Are toilets and showers equipped with water saving devices?
 Yes No
Other water use _____

COMMERCIAL

(Complete this section plus the appropriate section following)
List each business activity on this parcel:

- Tahoe City Motors
- N Lake Rental Center
- _____
- _____
- _____

Total number of restroom facilities: will be
Toilets + Wash Basins +
Is the water supply to this business metered? Yes No
Total commercial square footage _____
Is a full time residence included on this property?
 Yes No How many? _____
If yes please complete residential section.

MARKETS ONLY

Name _____
Total square footage of sales area _____
Is water to this market metered? Yes No
Is sewer protected by a grease trap? Yes No
Is this market equipped with a garbage grinder?
 Yes No

TRAILERS PARK - CAMPSITES

Name _____
Number of spaces used by permanent residents _____
Number of spaces used by transient occupants _____
Total number of spaces _____
Number of spaces with direct sewer connection _____
Is the water to this park metered? Yes No

MOTELS

Name _____
Total number of units _____
Estimated per cent occupancy yearly _____ %
Is a full time residence included on this property?
 Yes No How many? _____
Breakdown of unit types:
Number with kitchens or kitchenettes:
4-Bedrooms _____ 3-Bedrooms _____
2-Bedrooms _____ 1-Bedroom _____
Studio _____
Number without any kitchen facilities:
4-Bedrooms _____ 3-Bedrooms _____
2-Bedrooms _____ 1-Bedroom _____
Studio _____
Is water metered? Yes No
How many units have:
Dishwashers _____ Garbage Disposals _____ Clothes Washers _____
Water-saving devices in showers and toilets _____

RESTAURANTS AND BARS ONLY

Name _____
Number of seats: Restaurant _____ Bar _____
Is water to this business metered? Yes No
Is sewer protected by a grease trap? Yes No

LAUNDRY ONLY

Name _____
Coin-Op (10-lb.): Number of machines _____
Commercial (20-50 lbs.) Number of machines _____
Is the water to this business metered? Yes No
Is this a commercial laundry? Yes No
Dry cleaning? Yes No



TAHOE-TRUCKEE SANITATION AGENCY

Martis Valley
P.O. Drawer "B"
TRUCKEE, CALIFORNIA 95734
(916) 587-2525

Directors
Albert J. Burghardt
David Tucker
Jack Marquette
Ron McIntyre
Leigh Rouzar
General Manager
O.R. Butterfield

14 February 1977

Dear Property Owner:

As you may know, the Tahoe-Truckee Sanitation Agency (T-TSA) is soon scheduled to complete its advanced wastewater treatment facility in Martis Valley. This facility will be treating and disposing of all sewage from the North Tahoe Public Utility District, the Tahoe City Public Utility District, the Alpine Springs County Water District, the Squaw Valley County Water District, and the Truckee Sanitary District.

T-TSA's \$33 million treatment plant in Truckee and interceptor sewer line from Tahoe City to Truckee has been built with 87-1/2% federal and state grants. Acceptance of these grants requires that we revise our system of raising revenues to operate these new facilities. Essentially, the federal requirement is that sewer service charges must be directly proportionate to the use of the sewer system. T-TSA is now embarking on a program of quantifying the sewer use of each property in our area. The questionnaire on the reverse side of this letter will allow us to formulate a uniform system of rates and charges. When this questionnaire is returned we will evaluate your individual sewer usage and thereby arrive at an equitable rate of charges, as required by federal regulation.

Without the completed questionnaire, estimates of your usage will be made which could result in unfair charges.

In order to formulate a fair and equitable system of rates and charges for all, we need the questionnaire information as soon as possible and would appreciate your returning it within two weeks.

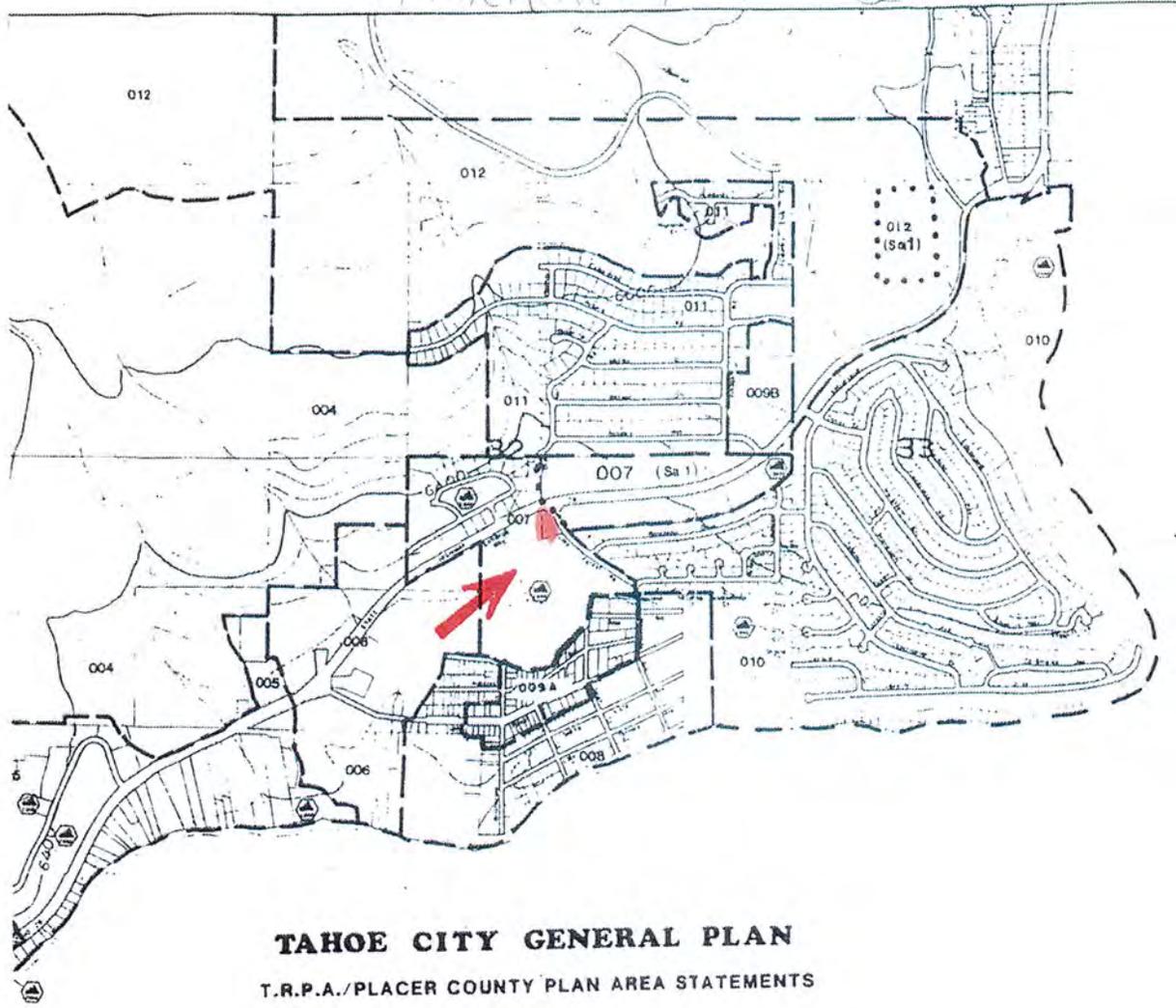
Thank you for your assistance and cooperation.

Sincerely,

O. R. Butterfield
General Manager/Chief Engineer

ORB/bk

Attachment # 6



TAHOE CITY GENERAL PLAN
T.R.P.A./PLACER COUNTY PLAN AREA STATEMENTS

LEGEND

000 STATEMENT AREAS

 Area Designated For Preliminary "CP" Status by T.R.P.A.

- 001A - Tahoe City
- 001B - Tahoe City Industrial
- 002 - Fairway Tract
- 003 - Lower Truckee
- 004 - Burton Creek
- 005 - Rocky Ridge
- 006 - Fish Hatchery
- 007 - Lake Forest Glen
- 008 - Lake Forest
- 009A - Lake Forest Commercial
- 009B - Dollar Hill
- 010 - Dollar Point
- 011 - Highlands
- 012 - North Tahoe High School
- 171 - Tavern Heights
- 174 - 64 Acre Tract

Attachment # 7

Westshore Realty
Post Office Box 102
Homewood, California 96141

Placer County
3901 County Center Dr. Suite 140
Auburn, California 95603
Attention: Crystal Jacobsen

February 10, 2014
Subject: 2980 North Lake Blvd. APN#093-130-015

Dear Ms. Jackson,

This letter is written to you about a request that my client has for the Tahoe City General Plan update. My client and their family have owned subject property for a very long time. They feel that their property should be classified as all other properties in Plan Area Statement 007 - Lake Forest Glen, in particular reclassified to include Special Area #1 allowed uses. In this document, are attachments that may convince you of their request.

An early use on the parcel was selling cars; other commercial uses were a real estate office and a construction office. The location is on the heavily traveled, noisy state highway - an excellent location for an entrepreneur who may have an idea in this challenging Tahoe Tourist Economy. The improvement has a small area for only two desks. There is only a ½ bath (sink and toilet) and no cooking facilities. Therefore, there has never been a desire to have a residential use of this property. Actually, it is well acknowledged that corner parcels in residential subdivisions are not as desirable.

- Placer County Assessor records, attachment #1, show the Property Type to be Office General, built in 1958.
- Attachment #2, satellite image taken on 12/31/1968, clearly shows the corner parcel with a small office and numerous park cars.
- Attachment #3, Placer County Assessor 's Map book 93 page 13, clearly shows that all the parcels are contiguous in logical numerical sequence; these parcels are similar in historical uses and more than likely subdivided at the same time.
- Attachment #4 is a reduced copy of the current Tahoe City General Plan. Subject parcel is highlighted in yellow as a straight line indicating that it was subjective or a mistake that the Special Area #1 did not include subject parcel. Instead, the decision was made to make a dotted curvy line and exclude my client's property. We believe this was a mistake.

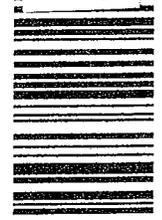
Please immediately consider our request as an amendment because of a mistake to the existing plan. We are very aware of the Tahoe City Plan Area Statement Update. In the new plan, we believe that this parcel would be an ideal location for a multiuse-commercial classification. I look forward to discussing the ideas conveyed to the county in this document.

Sincerely, 
Steven M. Glazer

Office 530-525-6659 Cell 916-600-8246 Email: glazerwest@att.net DRE#00939190

O'GAR
P.O. BOX
CARLSBAD

7015 0640 0000 5702 2164



1000



95603

U.S. POSTAGE
PAID
CARLSBAD, CA
52008
AUG 03 UNIT
AMOUNT
\$7.78
R2305H126298-02

RETURN RECEIPT
REQUESTED

RECEIVED
BOARD OF SUPERVISORS
5BOS TL ALL AIDES (mail person) **LR**

AUG - 8 2016

SUP COB Corr CoCo
AIDE CEO Other

Please County Board of Supervisors
175 Steiner Avenue
Cuburn, CA
95203

FIRST CLASS